

# *Selected* Small Homes



Designs  
*and Plans for*  
Small Homes

**MONTROSS LUMBER COMPANY**

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TROY, OHIO

*Eighth Edition*

# First of all --- THE PLAN

This book of Selected Small Homes is issued at a time of increasing interest in home building and home ownership. The search for the "right" home is frequently long drawn out and difficult, for the "right" home must suit individual tastes and meet every requirement.

The home builder of today should note at the very beginning that certain conditions must be observed if his venture is to be successful and pleasant. Chief among these conditions is the strict necessity for good blue-printed plans and specifications.

Small homes cannot be built without first being accurately planned. In the absence of a plan and specifications mistakes will certainly happen. The builder can escape the embarrassment and burden of a bill for "extras" only by using proper plans. The misfit homes in every community were planned while they were being built.

It is our belief that you will find the plans suggested in this book sufficiently flexible and appropriate to solve your building problems. The plans shown have all been skillfully designed, and if good materials and workmanship are used, they will be a joy and a blessing forever to their prospective occupants.

Working blueprints, lumber material lists and millwork lists of any house design shown in "Selected Small Homes," can be furnished promptly.

Reversed plans can be furnished as readily as regular plans. Minor changes and alterations in plans can be made by the carpenter-contractor on the job without the necessity of a special plan.



# SELECTED SMALL HOMES

EIGHTH EDITION

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FLOOR PLANS  
FOR TWENTY-FIVE  
SMALL HOMES

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PUBLISHERS:  
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Empire Bank Building  
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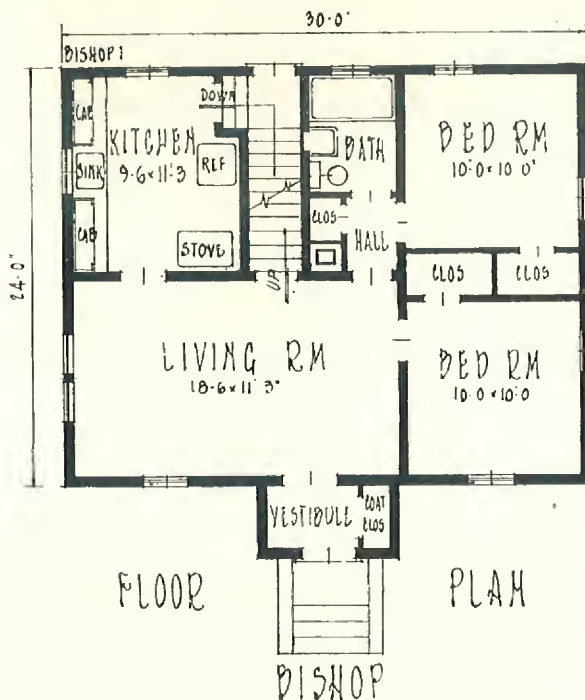
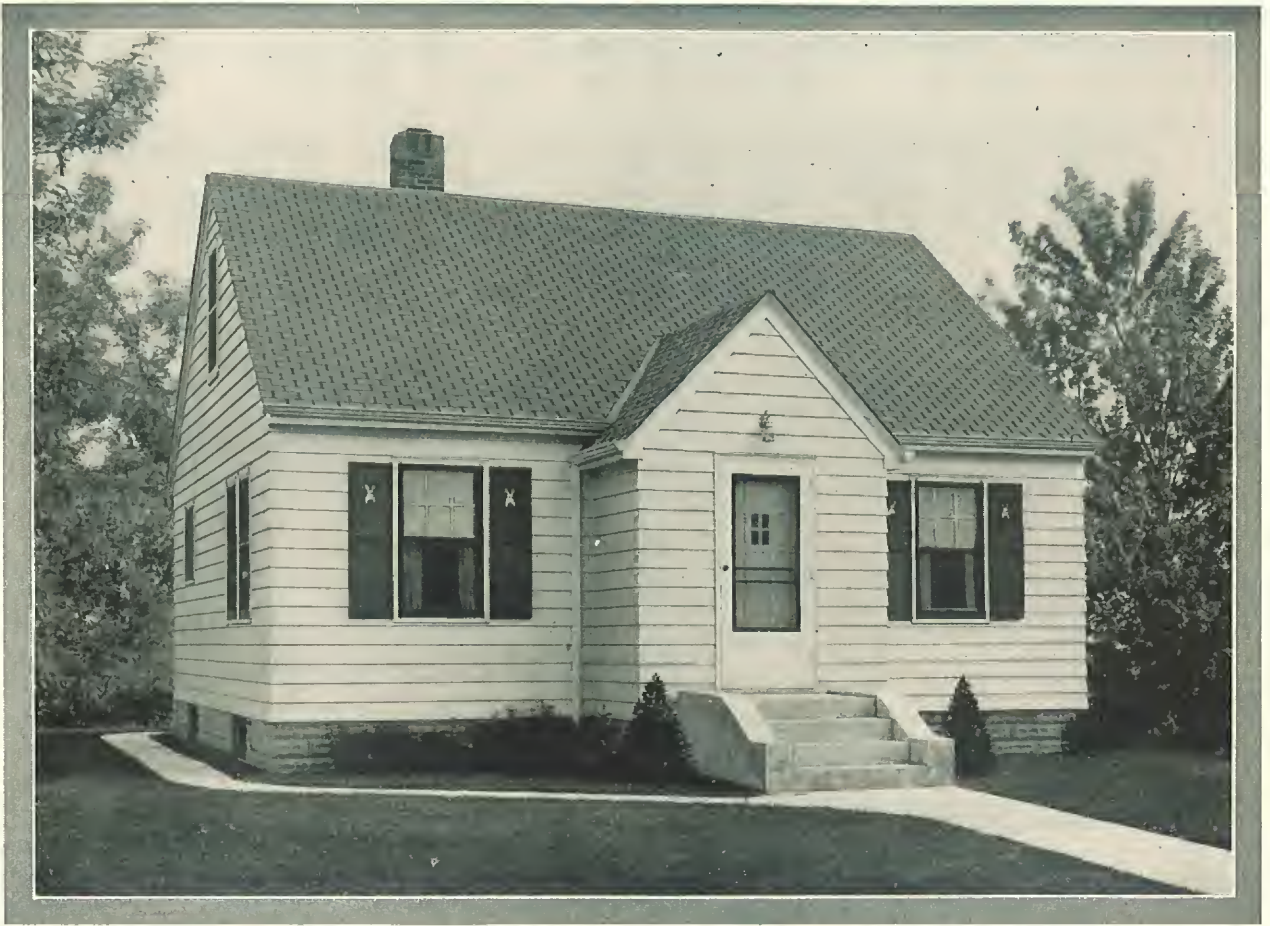
PRINTED  
IN  
U.S.A.

# The BISHOP

SELECTED SMALL HOMES

FOUR  
ROOMS

30x24  
FEET



"A tidy little home" you'll say as you study this plan; a design and plan which puts home-ownership in the realm of possibility for a family in the low income group. And still, it has advantages usually found in larger houses. For instance, the sleeping quarters quite apart from living rooms. The kitchen has cabinets and ample working space. And note that every room has cross ventilation. The architect has worked out the problem of "much house at minimum cost." A little shrubbery and a well-kept lawn will complete a homey picture.

(16,700 Cubic Feet)



FOUR  
ROOMS

28 x 24  
FEET

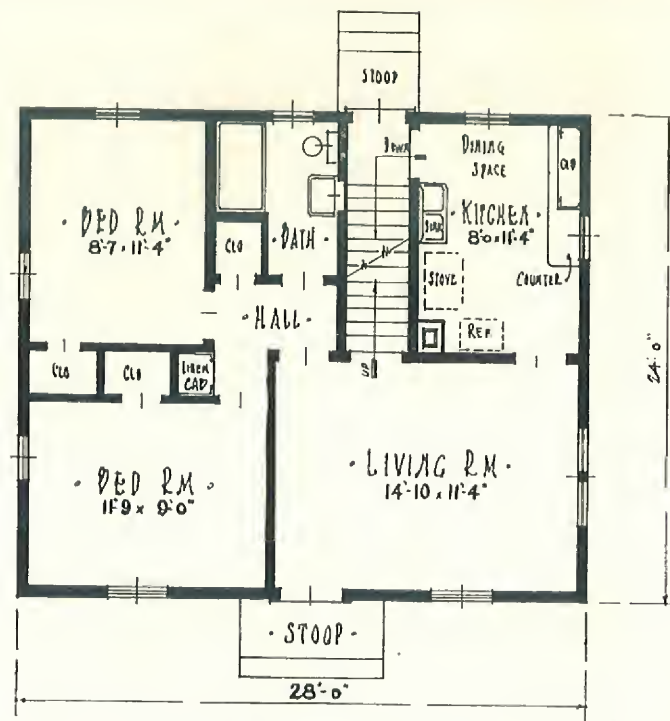
Beautiful as a new streamlined car is this charming home. The style is Colonial — yearly becoming more popular.

The cost of this beautiful home will be a pleasant surprise. It has every modern convenience, yet fits the family with the modest income.

Due to careful planning, this home is surprisingly roomy. There is a stairway to the attic, where additional bedrooms may be finished later on if necessary.

Landscaped and planted, this home will be a credit to any neighborhood.

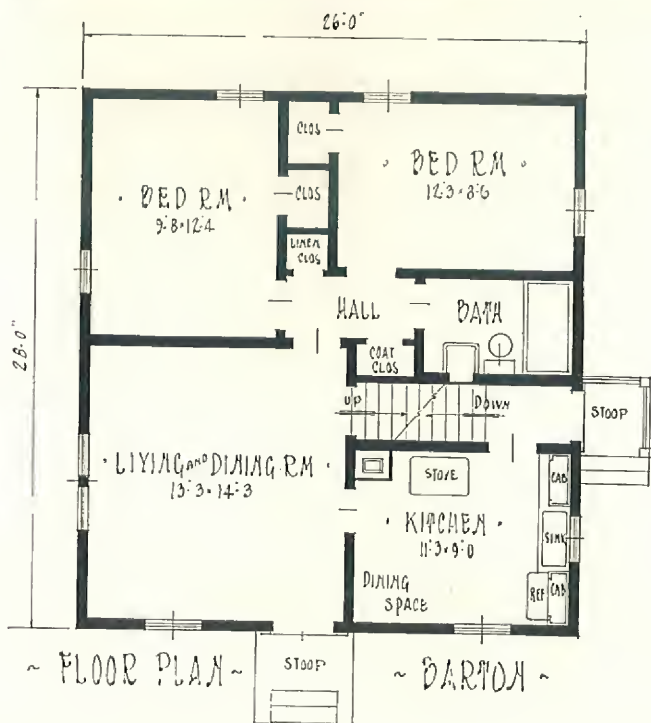
(15,200 Cubic Feet)



• FIRST FLOOR PLAN •  
• WAYNE •

FOUR  
ROOMS

26 x 28  
FEET



This especially interesting low-cost home says to the home builder of limited means "choose me," and with good reason. Its attractive entrance, shutters to be painted to match the roof and clap-board sides beckon the homelover inside. The combination living and dining room, reached easily from the kitchen, answers a double purpose. The two bedrooms, convenient to bath, look out upon the back yard, which the proud owner will convert into lawn and garden. Here the sleeper will not be disturbed by street noises. There's a large attic too, and no costly roof dormer needed for the attic stairs. Yes, this is a little gem of a house which ordinary rent will pay for.

(15,250 Cubic Feet)



FOUR  
ROOMS

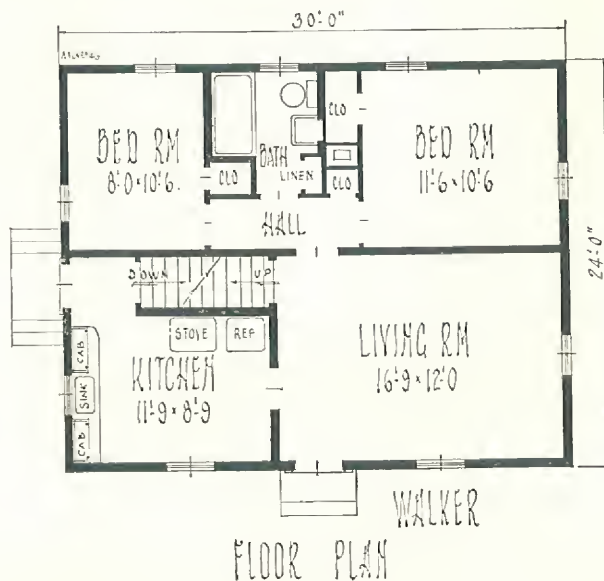
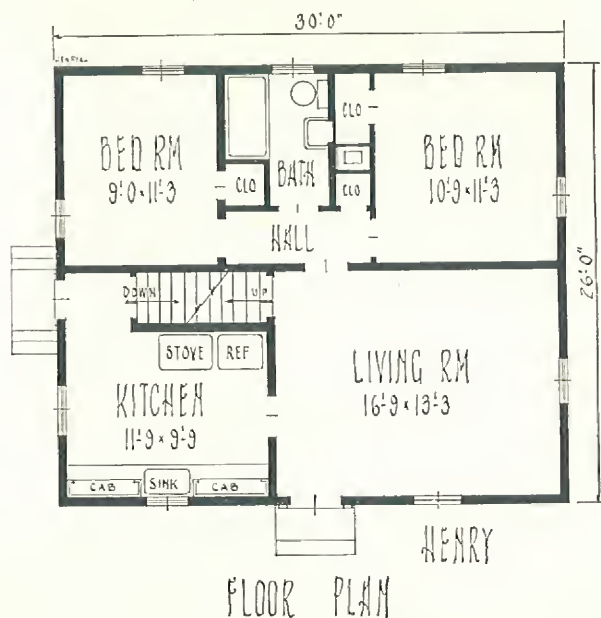
THE  
HENRY  
30 x 26  
FEET

THE  
WALKER  
30 x 24  
FEET

THE HENRY—The shingled exterior featuring a typical doorway of this Cape Cod home is in the best tradition. To the apartment dweller the living arrangement will indeed be a great relief. The unusual position of the kitchen in front gives a view of "what goes on" in the immediate neighborhood. Bedrooms are in the rear and away from the street. (17,160 Cubic Feet)

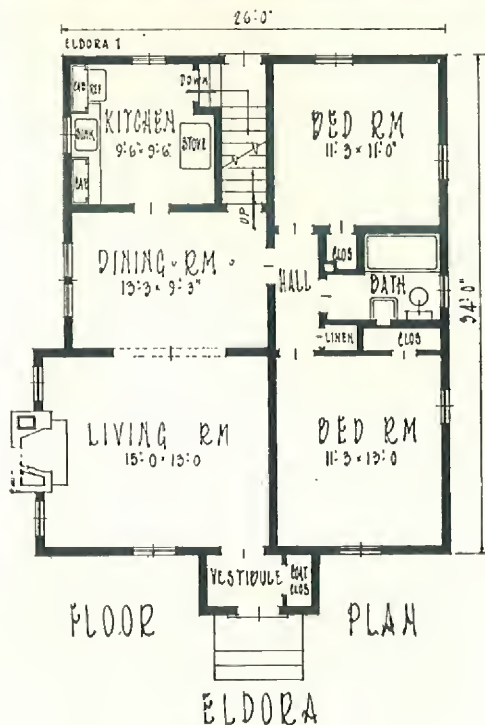
THE WALKER—This alternate plan has many of the same qualities of the Henry, but it is smaller. This is a minimum cost two bedroom house.

The attic can be converted into more rooms. (15,120 Cubic Feet)



FIVE  
ROOMS

26 x 34  
FEET



A forty-foot lot will accommodate this livable house nicely, with air space on both sides. Homes like this one make it possible for families of limited incomes to be their own landlords. The plan is a compact one, as befits a 2-bedroom house in which the housewife does her own work. Even as small a house as this one can have its fireplace, still leaving ample wall space. The vestibule arrangement adds to the outward appearance of the house without sacrificing interior space.

(21,500 Cubic Feet)



FIVE  
ROOMS  
ATTACHED  
GARAGE

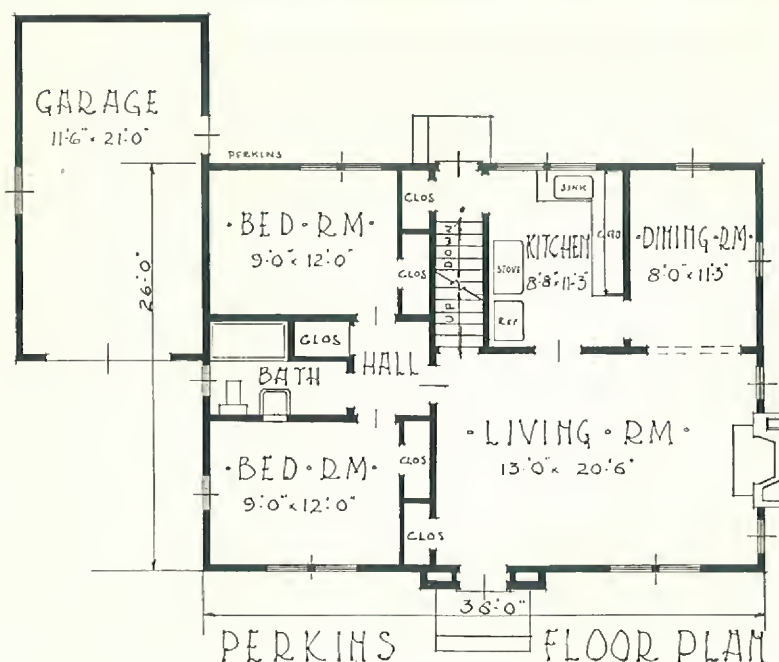
36 x 26  
FEET

The especially attractive exterior of the PERKINS, lengthened by the attached garage will give the owner of this house everlasting pride and enjoyment.

A roomy two bedroom home with ample attic space that can be made into sleeping quarters when you build, or can be added later. The fireplace adds comfort to the living room and saves fuel during "in-between weather." A full sized dining room will appeal to many.

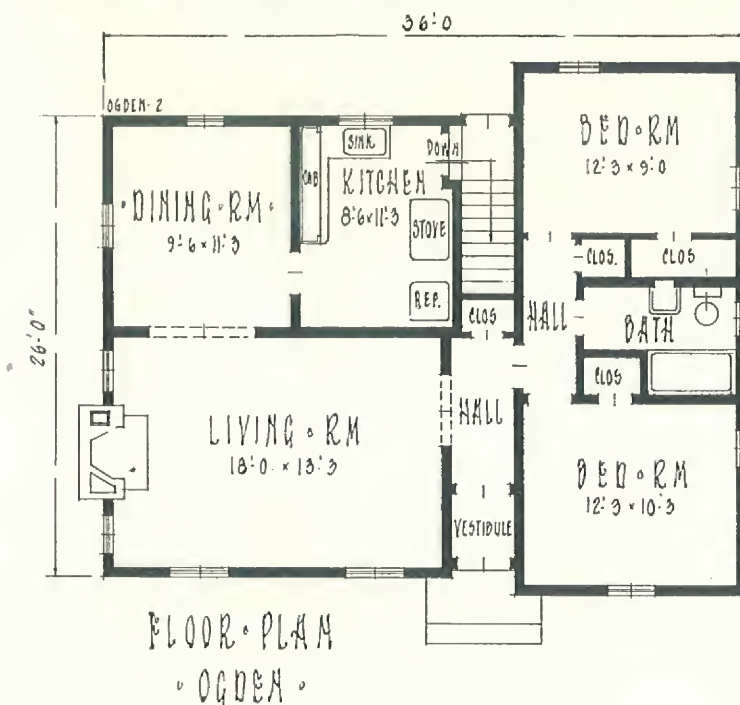
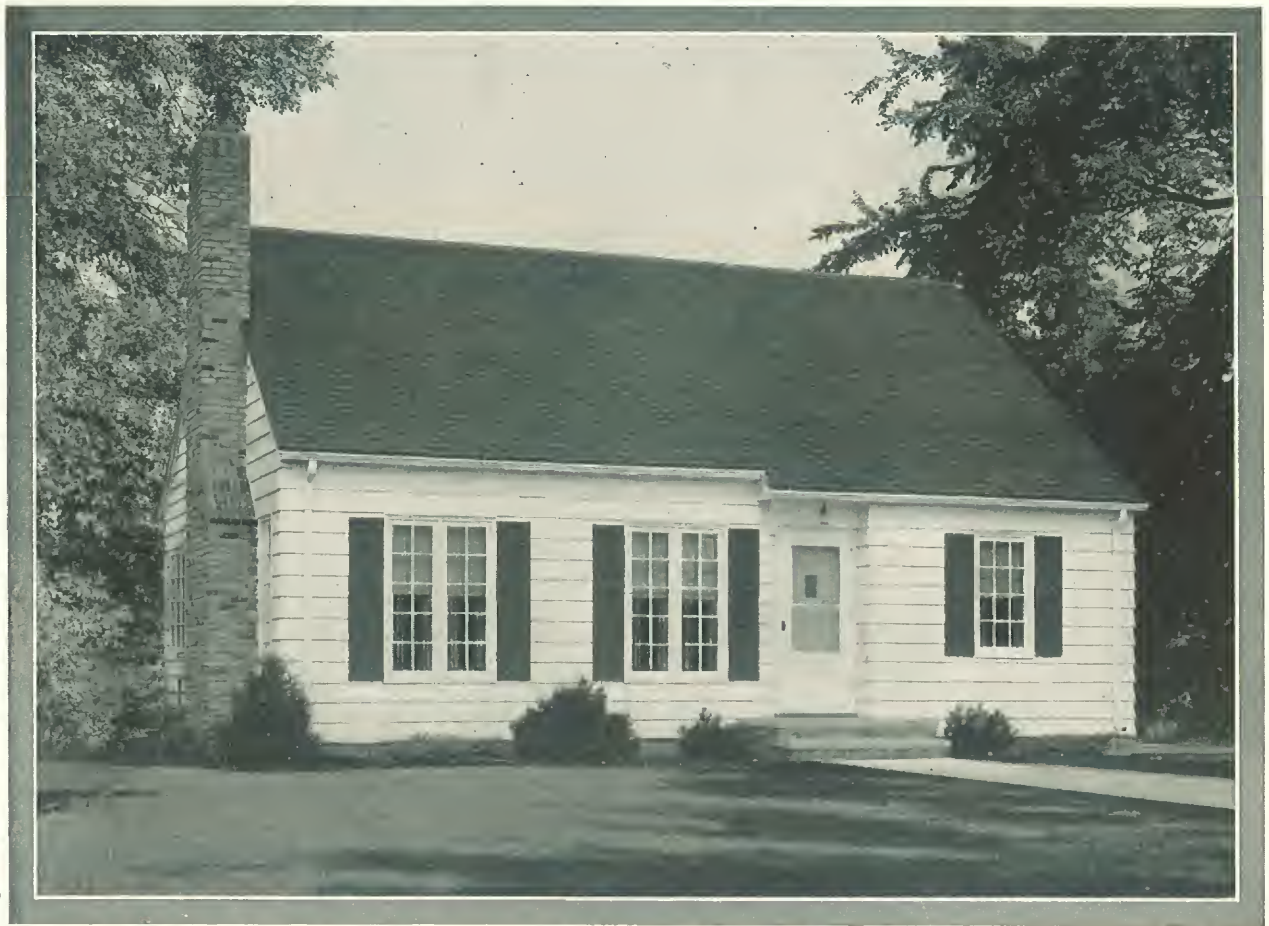
There are commodious bedroom closets, even a closet off the kitchen for vacuum cleaner, brooms and cleaning accessories. One side of the house for daytime activities, the other for sleeping quarters, and a place for retirement when the young folks have company. Notice the cross ventilation in bedrooms and living room.

(25,480 Cubic Feet)



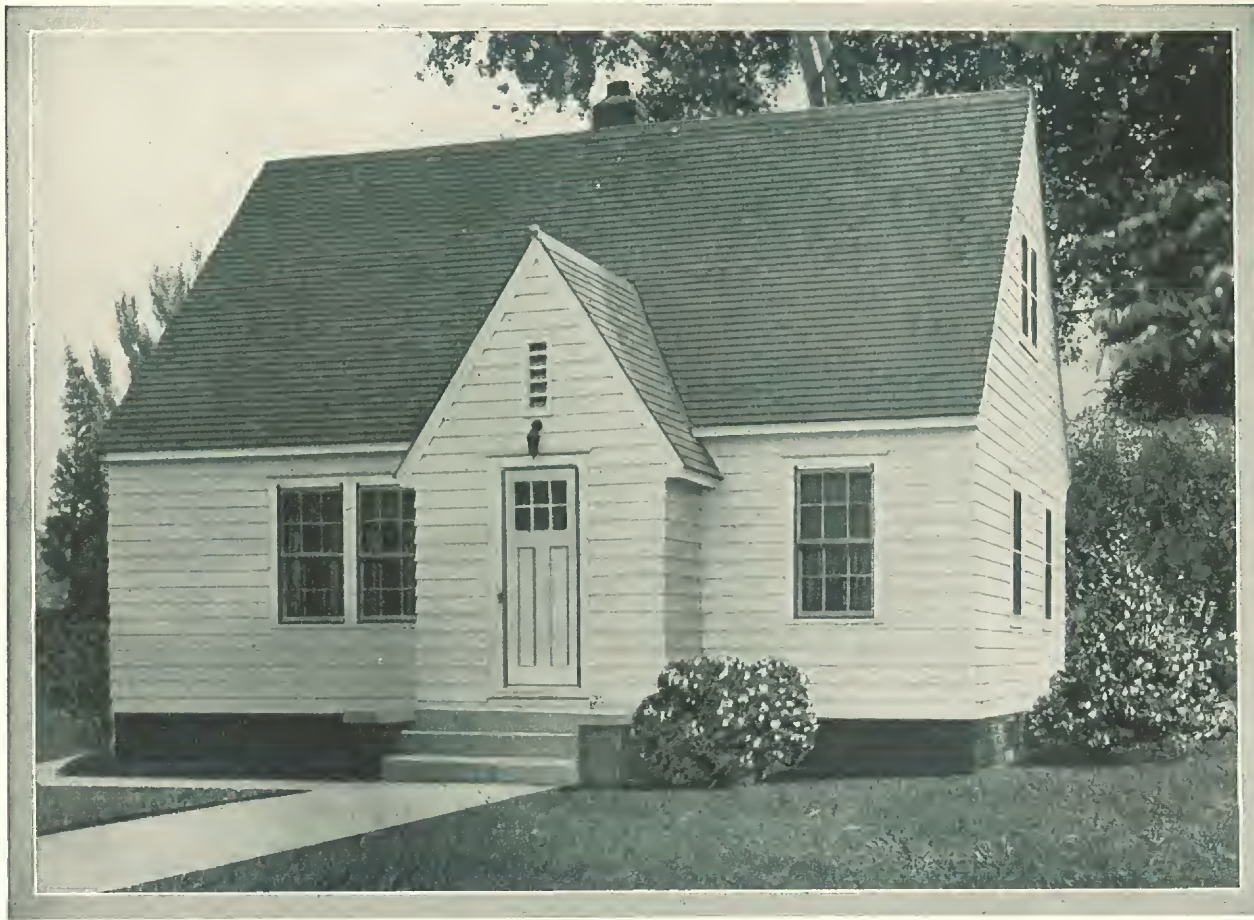
FIVE  
ROOMS

36 x 26  
FEET



One likes an entrance hall in his house, which is a real problem for the designer of small homes, for an entrance hall takes up precious room. Yet, it has its advantages in cold weather. Here we have, besides the main hall, another one giving access to the sleeping quarters. Observe that every room has cross ventilation, except the kitchen, which has an outer entry door serving the purpose of ventilation. The Ogden is not only an exceptionally attractive cottage, but is also an economical one to build and easy to heat; and to pay for like rent. A "Cape Cod" brought up to date, that will never be outdated.

(21,500 Cubic Feet)



FOUR  
ROOMS

28 x 24  
FEET

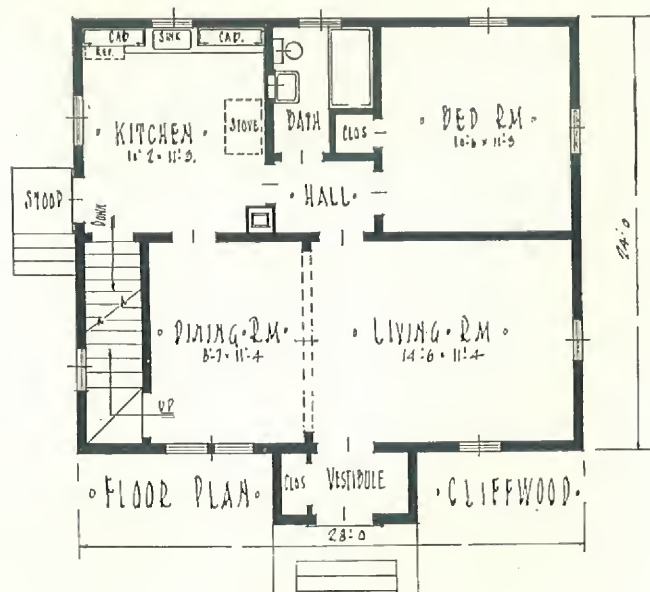
Just the right size for a pair of newlyweds, this attractive bungalow has space in the attic for a future bedroom or two, which can be completely finished without altering present outside walls. House, lot, taxes, heating and upkeep costs are all in keeping with many a newlywed's income.

The bridegroom will like the recessed bathtub where he can have his morning shower, and the bride will enjoy her colorfully decorated kitchen with lots of light at the sink.

Next to the chimney in the hallway she can place a tall chest of drawers for linen or have a linen closet built in.

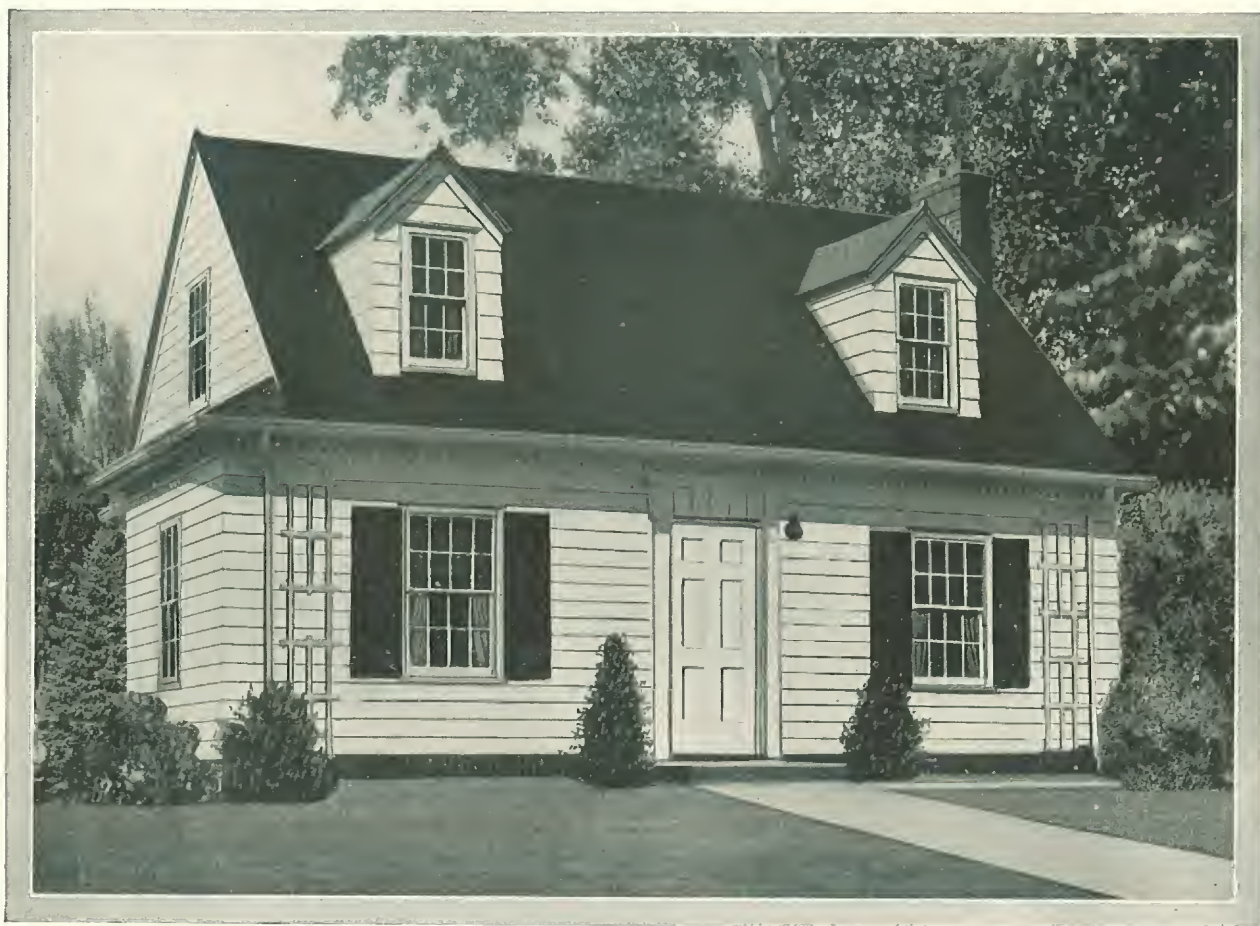
Simple arrangement, attractive appearance, economical for materials and labor to build, this home merits the careful consideration of those with a modest income.

(16 000 Cubic Feet)



FIVE  
ROOMS

28 x 20  
FEET



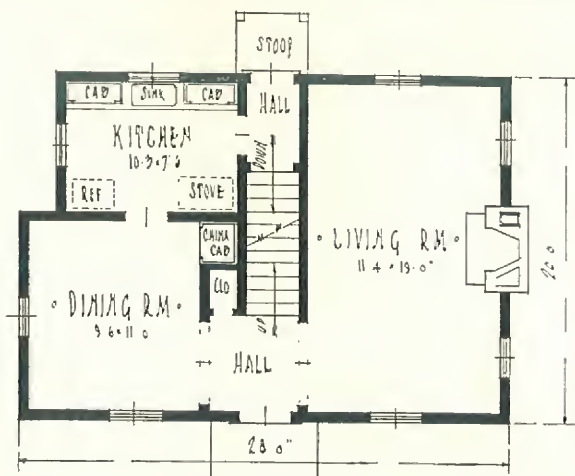
For the small family, requiring only two bedrooms this Cape Cod bungalow is ideal. The living room, running the full depth of the house, has windows on

three sides, a fireplace, and room for bookcases, piano, radio, lounge, table, and comfortable easy-chairs.

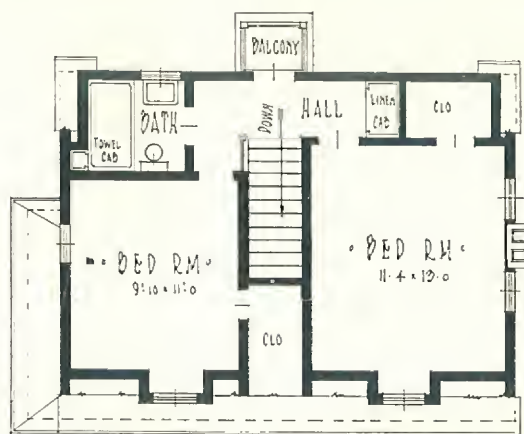
The dining room has a china closet; the kitchen is small and conveniently arranged; the central stairway is a desirable feature, and the closets upstairs are of good size, and an airing balcony at the rear helps the housewife.

On a forty-foot lot there is room for a driveway alongside the house.

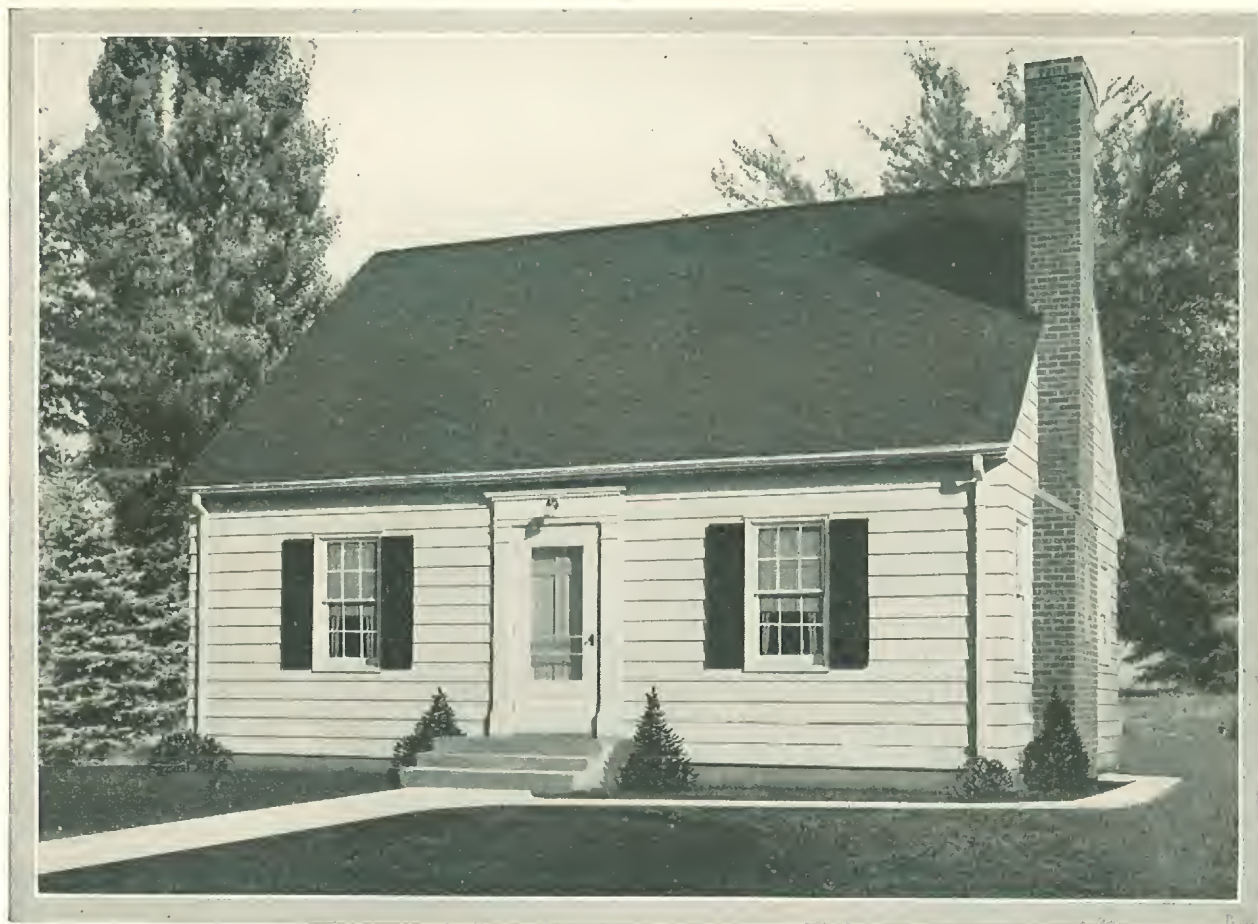
(13,700 Cubic Feet)



• FIRST FLOOR PLAN •  
• MAXWELL •



• SECOND FLOOR PLAN •  
• MAXWELL •

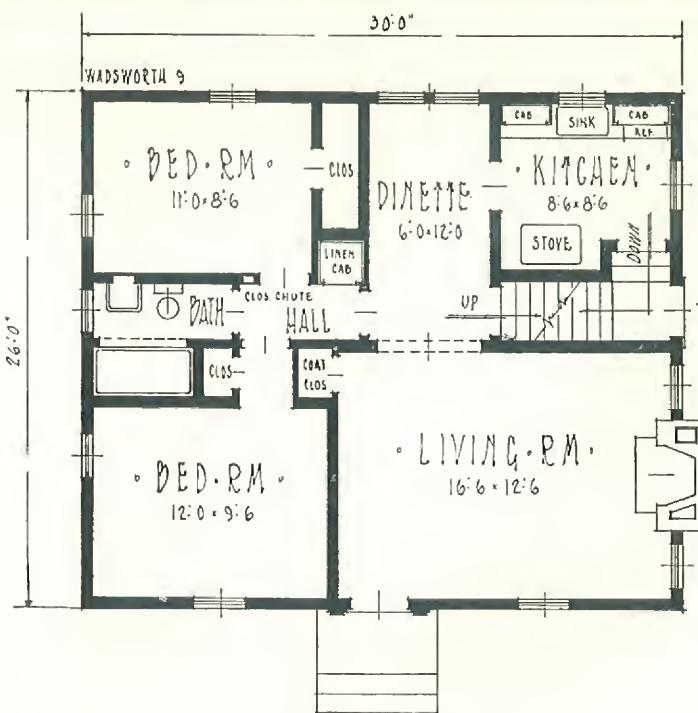


FIVE  
ROOMS

30 x 26  
FEET

An inexpensive Cape Cod bungalow, designed for the limited purse. And yet it contains conveniences rarely found in a rented home. One who builds this economical little home wants no less, for instance, the enjoyment of his open fire-place. The designer has given the housewife's burdens thoughtful attention as will be seen in her workroom, the kitchen. In the attic is ample space for future bedrooms. The outside chimney saves room inside, and adds a touch of artistry and color to the exterior. One can pay for this home while enjoying its comforts, with monthly payments little if any larger than the rent of a far less attractive and convenient home.

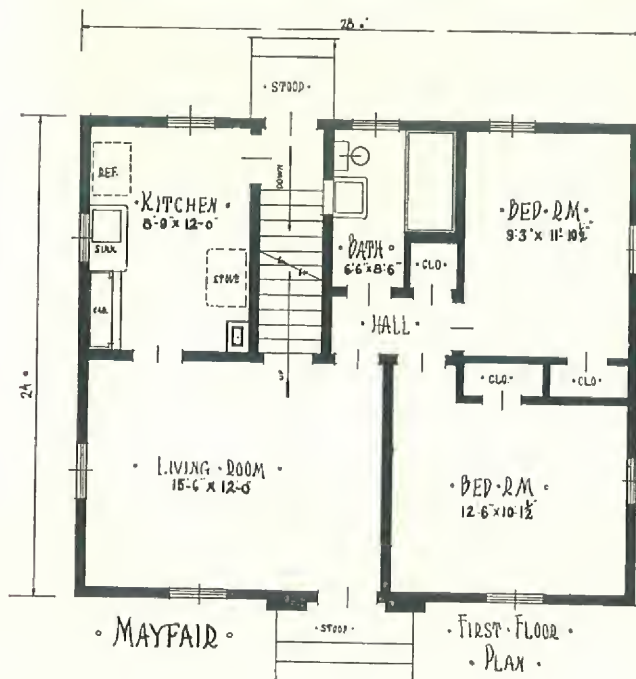
(18,700 Cubic Feet)



• FIRST FLOOR PLAN •  
• WADSWORTH •

FOUR  
ROOMS

28 x 24  
FEET

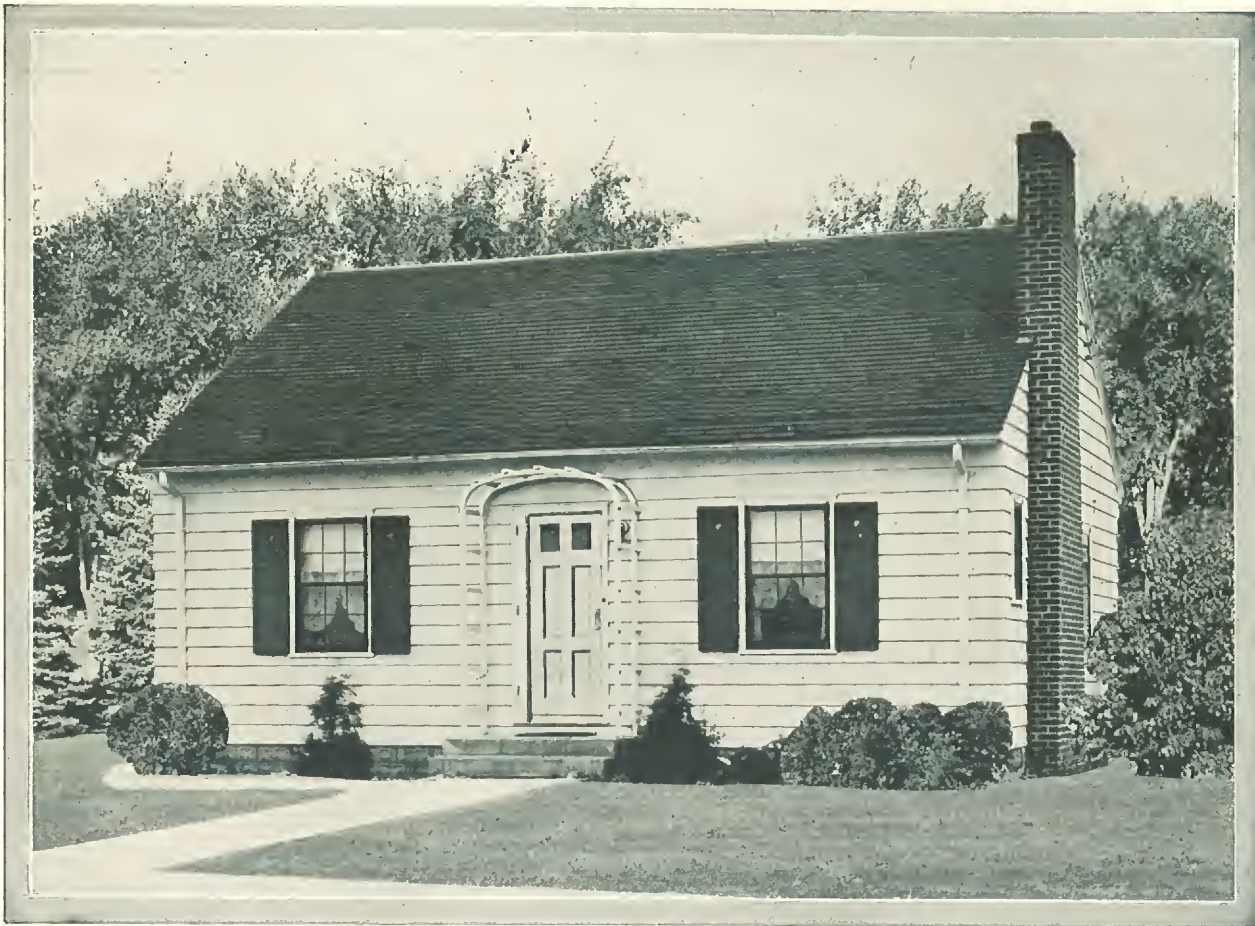


Economy is the keynote of this small family bungalow. The lot is small and easy to pay for, and so is the house. It is easy to heat in the winter and the taxes will be low.

The housework, too, is easy, and with a step-ladder a woman can wash all the windows and put on the screens in spring. The lawn is small and can be easily mowed with a light-running mower. In the basement an oil heater, a washing machine and a drying room will make independence complete.

This little home can be made just as attractive, comfortable and cozy as it is economical.

(15,100 Cubic Feet)



FOUR  
ROOMS

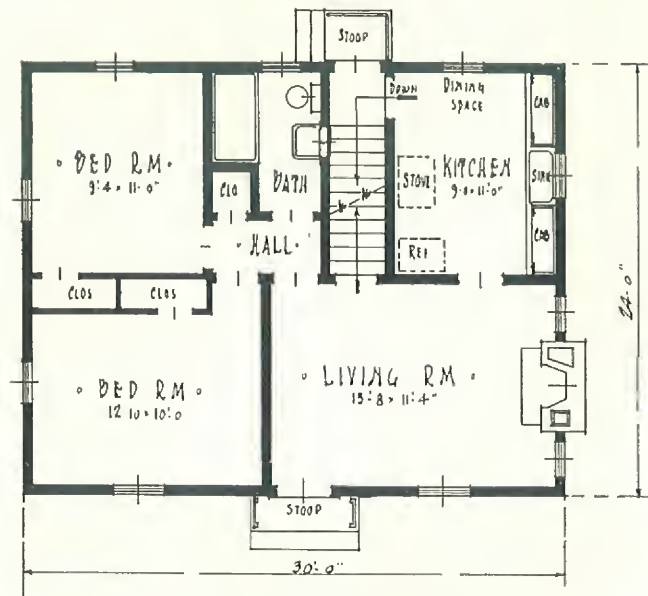
30 x 24  
FEET

The Colonial style has a charm all its own. This New England four room bungalow has a living room not too large to be warmed by the fire-place.

The home can be enlarged in the summer by building a terrace at the rear and having an awning over it or a shingled roof. Screening it will make a summer sun porch or dining room. And drop curtains can be added for protection against wind and rain.

With suitable planting and a vine covered entrance where could you find a more ideal honeymoon cottage? What young bride would not enjoy starting housekeeping in this delightful home?

(16,200 Cubic Feet)



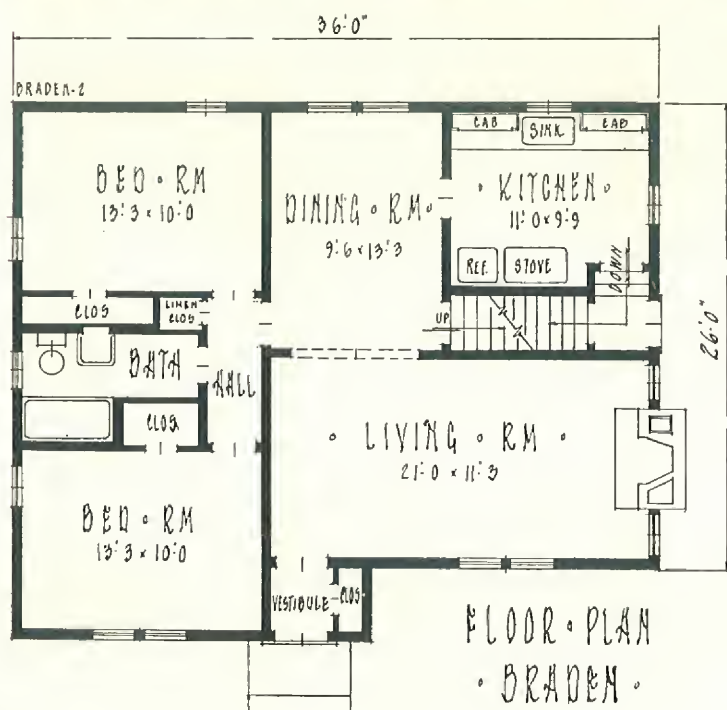
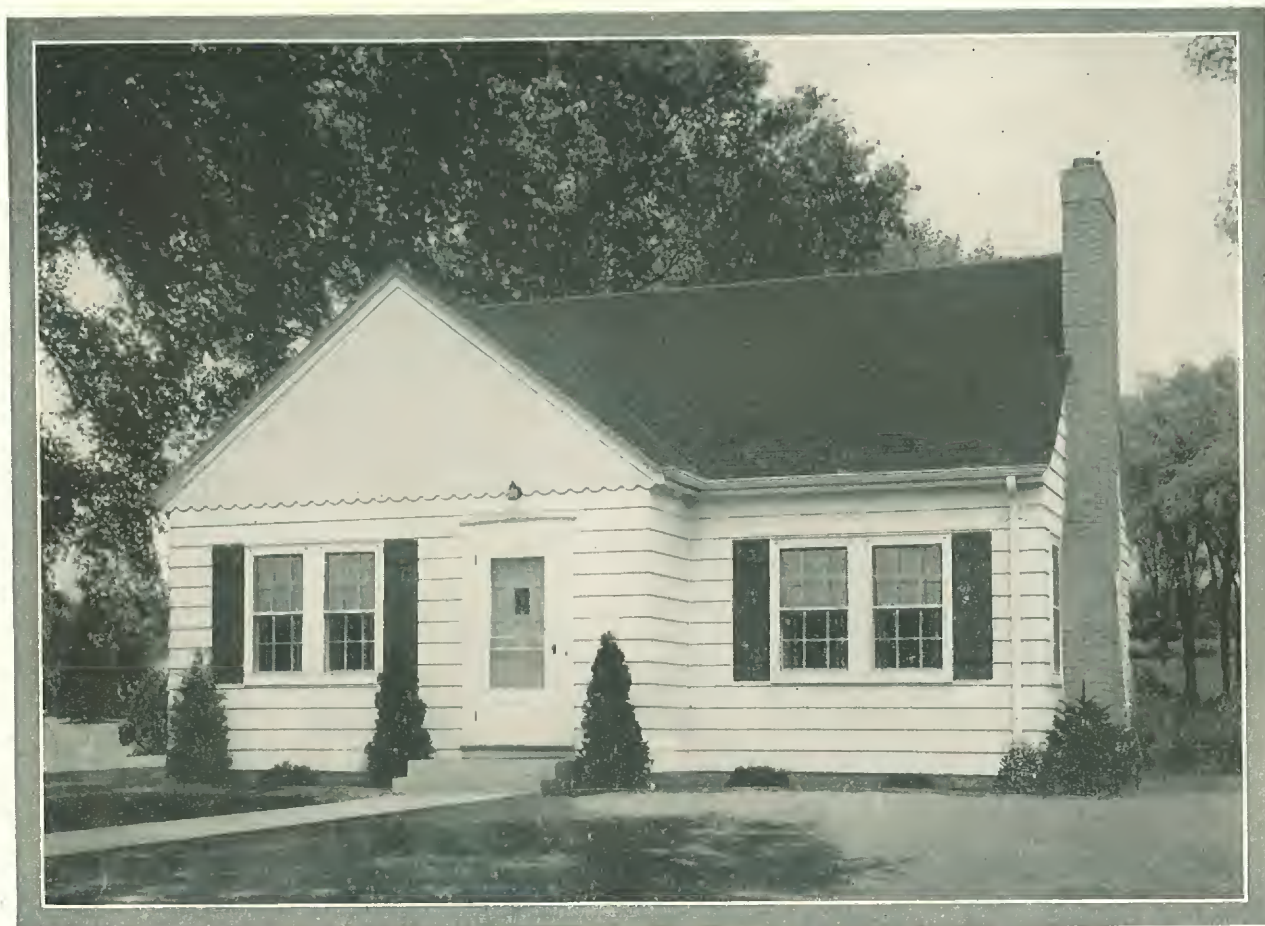
• FIRST FLOOR PLAN •  
• GORMAN •

# The BRADEN

SELECTED SMALL HOMES

FIVE  
ROOMS

36 x 26  
FEET



The bedrooms in this house are larger than usually found in most houses in the lower cost range. They have good sized closets, too. On entering, the visitor can look clear through the house, to the garden beyond, a pleasing vista. The outside chimney, which will be in pleasing color contrast with the painting scheme, betokens a friendly hearth inside. This house will fit in with any setting, in city or suburbs, amongst trees and with a well-kept lawn. Really, a home with a "come-hither" look.

(24,300 Cubic Feet)



FOUR  
ROOMS

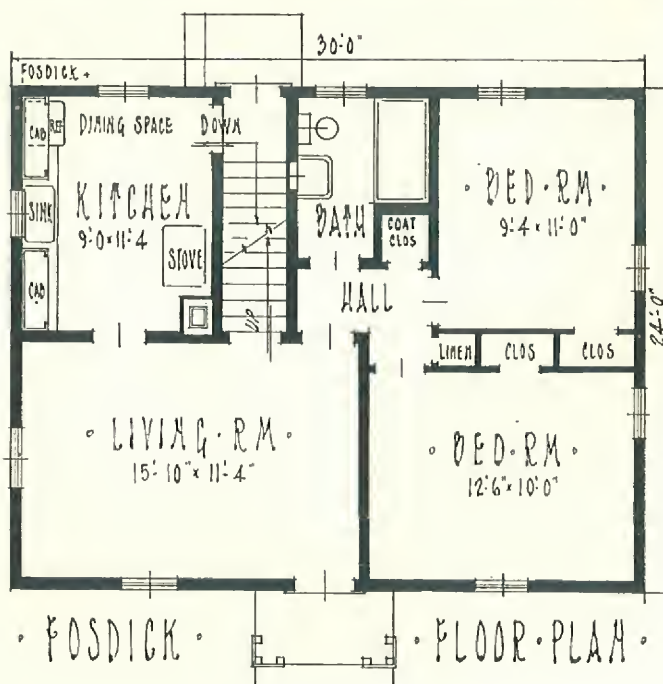
30 x 24  
FEET

To transplant one's family from a stuffy apartment or a run-down rented dwelling into this neat little cottage will open a new life to them. It is an inexpensive home to build and upkeep will be small. Sunshine a-plenty, air from four exposures. Storage space in the attic, and one might sleep there if necessary.

The front porch gives an air of hospitality, betokens comforts inside. Sleeping quarters and bath apart from daytime space. Dining space in kitchen suggests quick meals convenient to stove, cabinets and sink. Plenty of closet room, too.

A neat little two-bedroom house, easy to finance and pay for like rent, with more solid comfort than rent money can buy. Attractive outside appearance, also.

(14,500 Cubic Feet)



# The MITCHELL

SELECTED SMALL HOMES

FOUR  
ROOMS

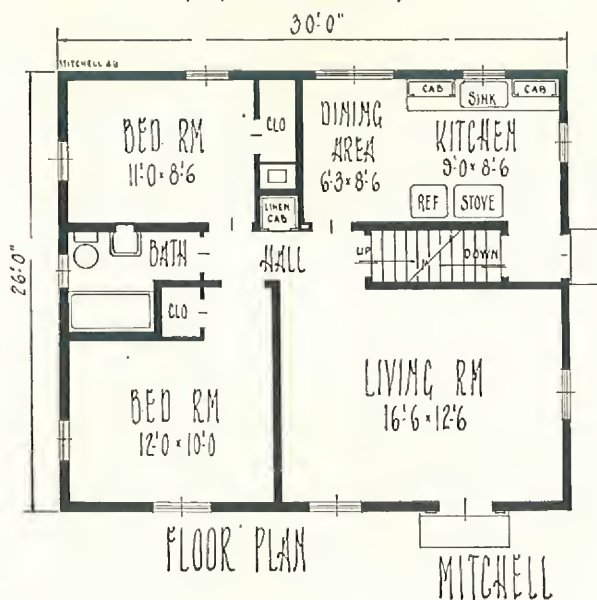
THE  
MITCHELL  
30 x 26  
FEET

THE  
MOORHEAD  
28 x 24  
FEET



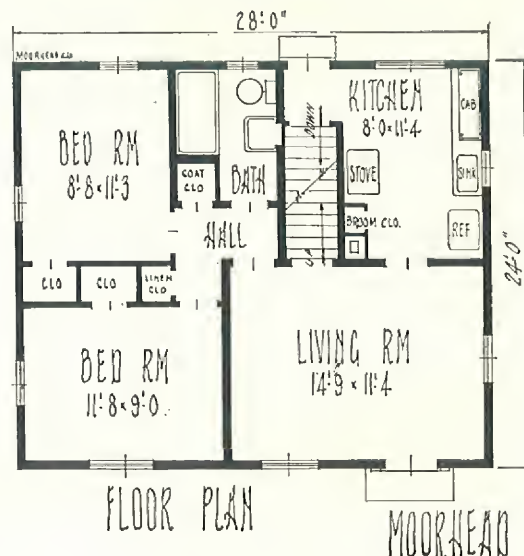
**THE MITCHELL**—This selected small Cape Cod house has everything a small family needs, a charming exterior, a living room of good proportion and size. It has a well arranged kitchen with dining space. This area has a picture window overlooking the garden.

(17,940 Cubic Feet)



**THE MOORHEAD**—This variation of the Mitchell is condensed two feet each way to fill the need for a minimum cost house. A very workable plan. All rooms have two exposures.

Provision is made in the attic for more rooms.  
(14,784 Cubic Feet)



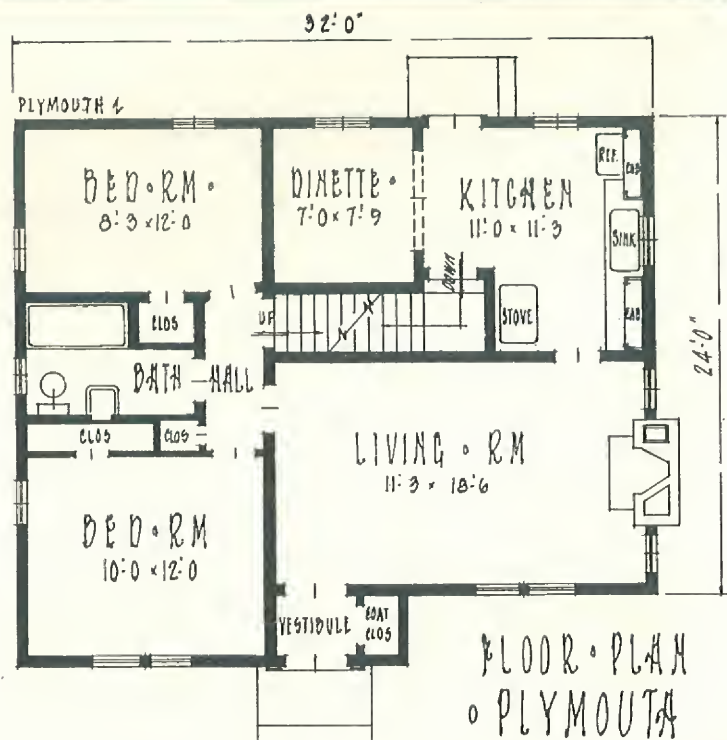


FOUR  
ROOMS  
AND  
DINETTE

32 x 24  
FEET

An unusually charming home for a small family. It offers much that one usually looks for in an expensive home. A good sized living room with fireplace, flanked by windows. Plenty of closet space. A dinette large enough for ordinary purposes, with possibilities in the living room for a large dinner for relatives or other guests. Bedrooms with cross ventilation, and unbroken wall space for twin beds. Ample storage space in attic. An external picture of hominess which will gladden the heart of the renter who now collects only rent receipts. A narrow lot house, occupying so little space that room is left for lawn and flower garden.

(19,200 Cubic Feet)



# The SELKIRK

SELECTED SMALL HOMES

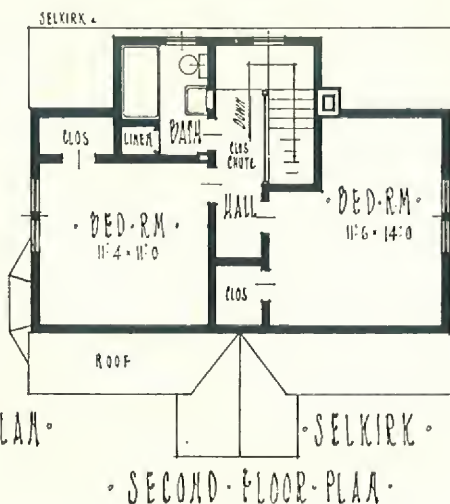
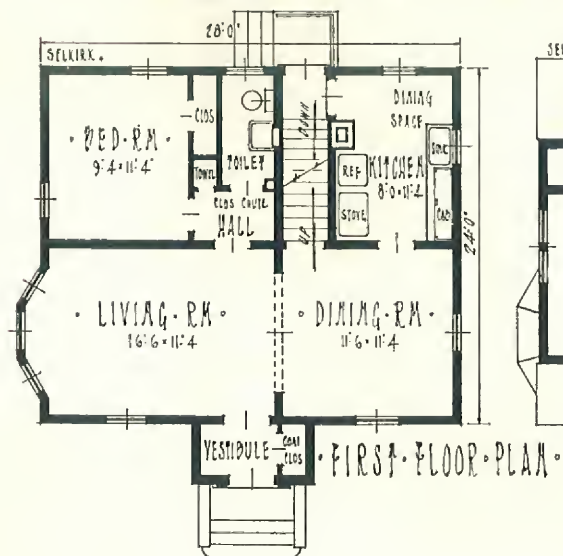
SIX  
ROOMS

28 x 24  
FEET



Here is a moderate cost Cope Cod house so remarkable in simplicity of design and so practical that it deserves special study by the prospective home builder. It has just about everything that could be desired in

a house of this size. Three bedrooms, with lavatory on ground floor and bath upstairs. Another highly desirable feature is its wealth of closet space so necessary for living comfort.

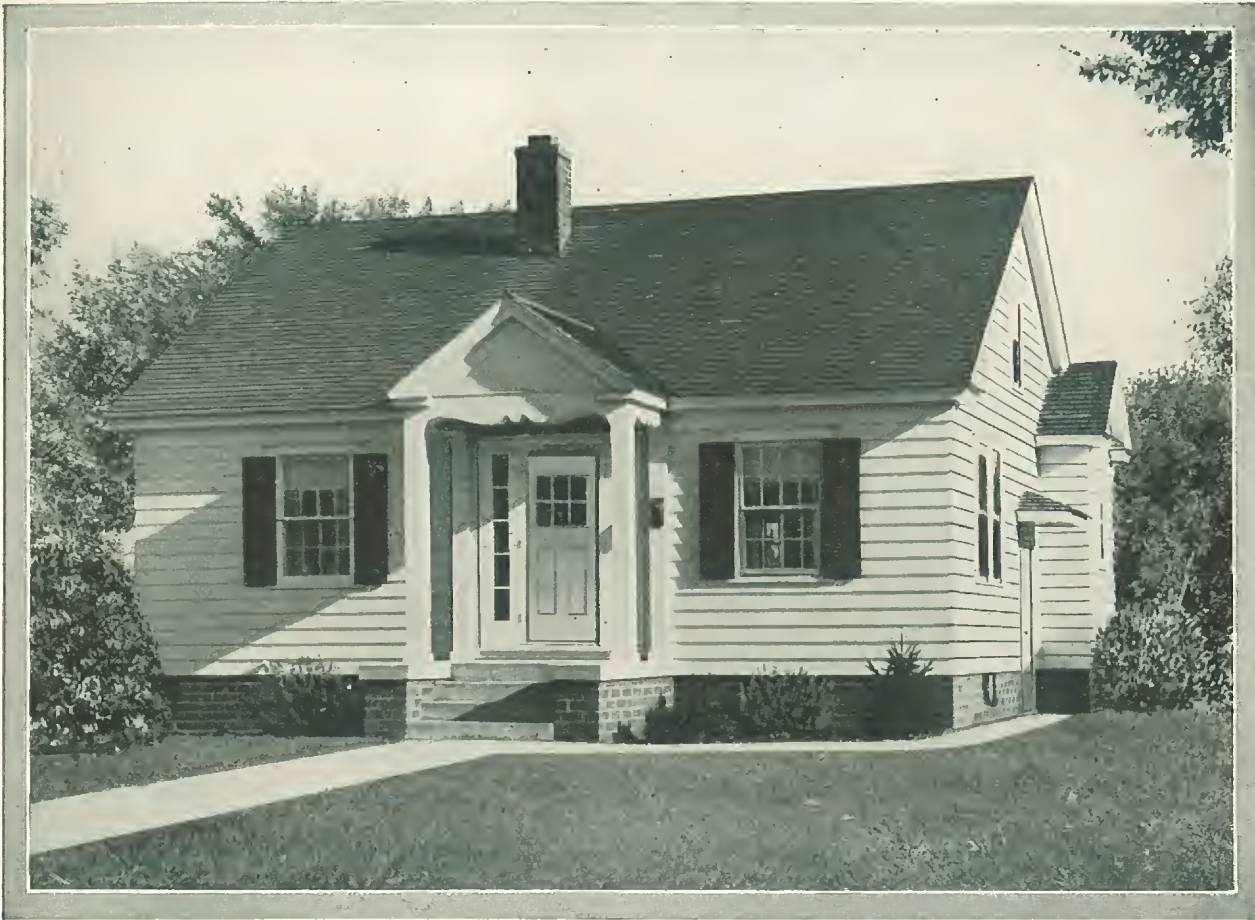


The vestibule, with coat closet, prevents chilling the living room when entering the house. For ordinary purposes, the dining space in the kitchen saves foot-work, and promotes convenience in serving meals.

The first floor bedroom is separated from the living room by a hall. The archway between living room and dining room gives a feeling of spaciousness.

The exterior has particular charm. You'll like the "Selkirk".

(15,500 Cubic Feet)



FIVE  
ROOMS

34 x 26  
FEET

This bungalow has a number of attractive features. The Colonial exterior is always in good taste.

The wide lot gives a nice lawn in front and ample garden and garage space behind. The extra stall in a double garage might pay a good part of the fuel bills.

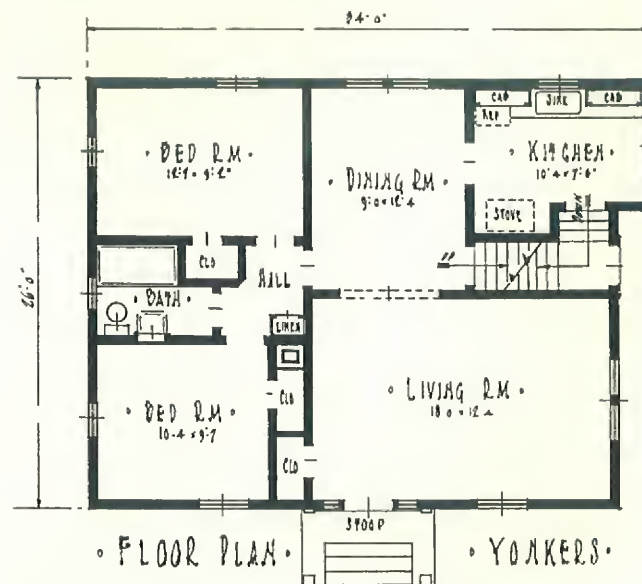
The large living room can accommodate large and comfortable furniture without crowding a piano, a big over-stuffed davenport, radio, and some easy chairs.

The kitchen has a window over the sink and room for more cupboards in one corner.

The bedrooms have cross ventilation.

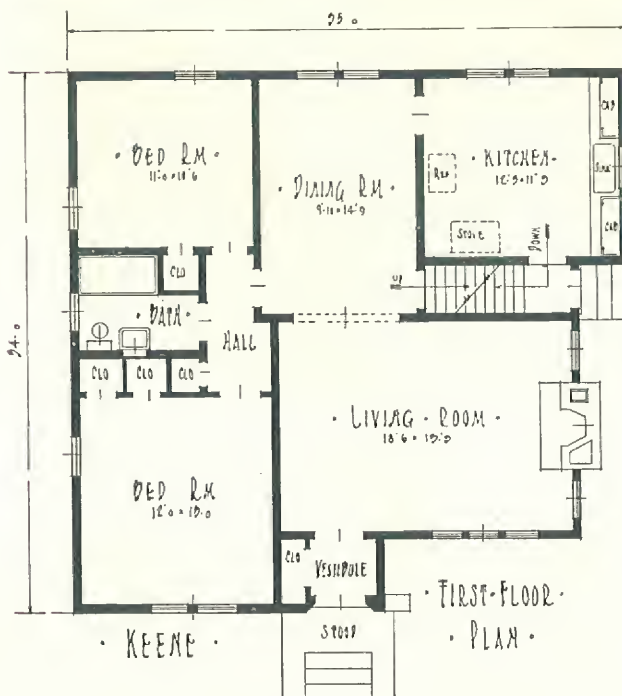
Bungalows naturally spread out and provide more basement room for laundry, storage and perhaps an amusement room.

(18,650 Cubic Feet)



FIVE  
ROOMS

35 x 34  
FEET



This spacious bungalow will nicely accommodate a family of six, if one room is finished off upstairs. The large living room, lighted by five windows, and made cheerful by a fireplace, still has ample wall space for comfortable furniture.

The "master bedroom" in front has space for twin beds, and note the two closets so conveniently placed.

Notice too, the many other closets and the built-in features. Nothing that contributes to the up-to-date well arranged home is lacking in this beautiful home.

Where could you find a better arranged small home?

(22,250 Cubic Feet)



SIX  
ROOMS

32 x 28  
FEET

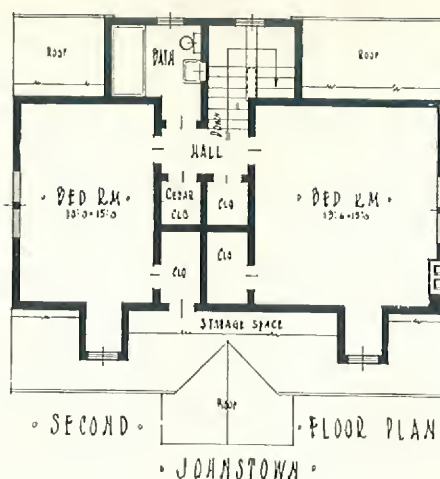
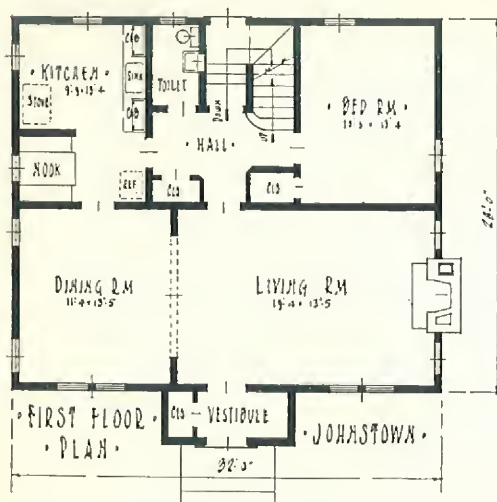
This home, in the Cape Cod style has all the conveniences that most families desire. It has three comfortable bedrooms and six closets, besides a coat

closet in the vestibule. It has a lavatory and toilet downstairs for the gardener member of the family, a breakfast nook, a fireplace at the end of a large living room with plenty of wall space for comfortable furniture, and a dining room, too, that will accommodate dinner guests.

The compactness of the house makes it comfortable, easy to care for and economical both to build and to heat.

The compactness of the house makes it comfortable, easy to care for and economical both to build and to heat.

(23,500 Cubic Feet)



FIVE  
ROOMS  
AND  
DINETTE

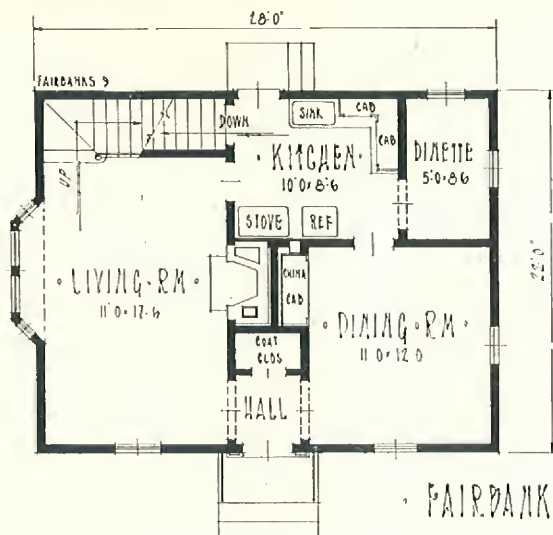
28 x 22  
FEET



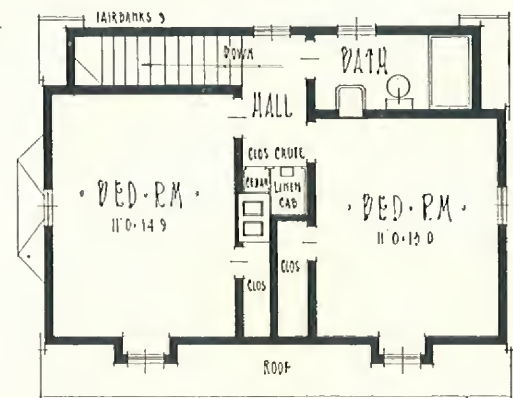
A compact Cape Cod Colonial which offers much that is usually found in larger, more expensive homes. While small in foundation dimensions—an important point, considering cost of building, as well as of heating—it has some charming features. Large dining rooms are rarely needed for family purposes when there is a dinette. The accessibility of the kitchen to the dining room makes it easy to entertain an unusual

number of guests. The living room with its fireplace and bay window, and stairs rising from the rear, is a room of great charm. The upstairs is simplicity itself. The whole house may be called the house of thrift. The exterior, shingled or clap-boarded, with its neat brick porch and steps lends an air of homeness.

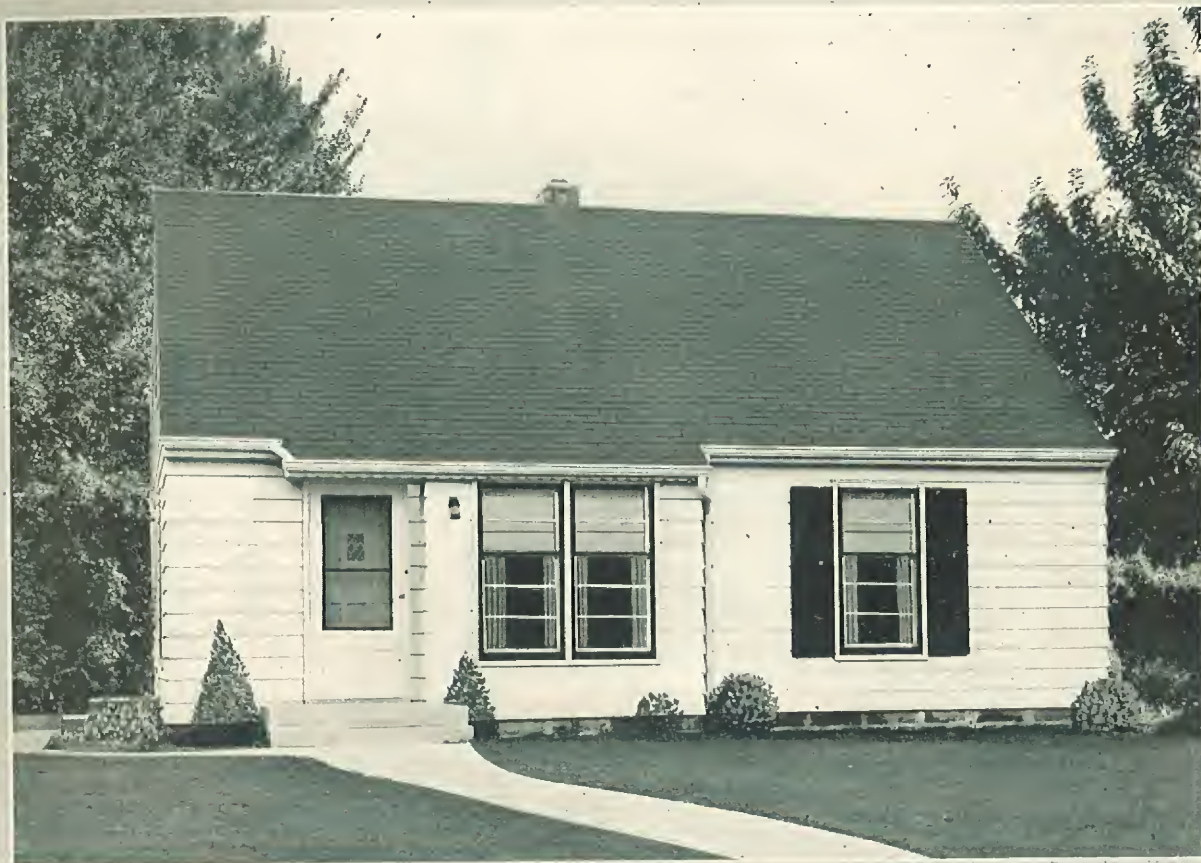
(15,000 Cubic Feet)



• FIRST FLOOR PLAN •



• SECOND FLOOR PLAN •



FOUR  
ROOMS  
AND  
DINETTE

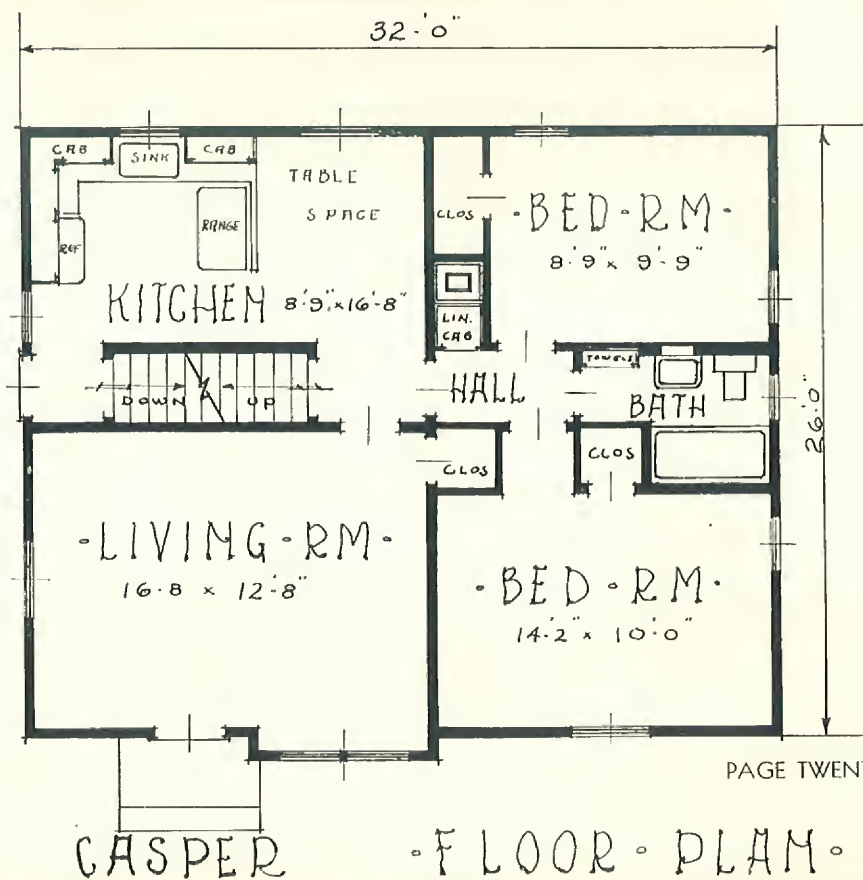
32 x 26  
FEET

One might call this a "Model Home." The floor plan is designed for easy accessibility to all rooms and bath. This feature appeals to the housekeeper. The dining space is large and will be used even more than a dining room with its large windows overlooking the garden.

An interesting Cape Cod exterior with a slightly projecting double bay window adds interest and distinction. Provision is made for additional rooms upstairs should you wish to add them later.

The "Casper" fits a narrow lot.

(19,270 Cubic Feet)



FIVE  
ROOMS

24 x 24  
FEET



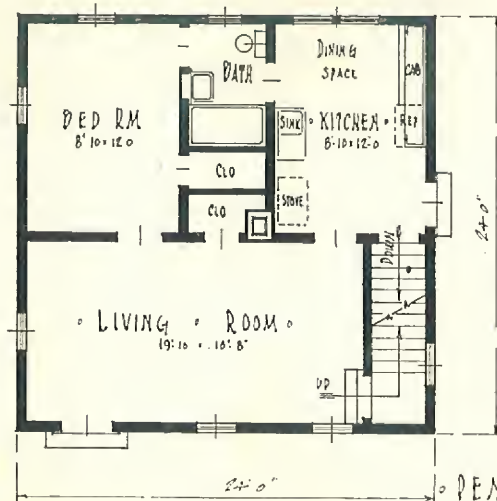
For the small family with modest income and simple tastes this home is ideal. A small house on a small lot, with consequent lower taxes, makes it easy to pay for. Well insulated, it provides both winter and summer comfort with extremely low fuel costs.

For the newly married couple the bedroom, bath, and large closets on the first floor make it possible to live all on one floor and let one or both bedrooms upstairs go unfinished until they are needed.

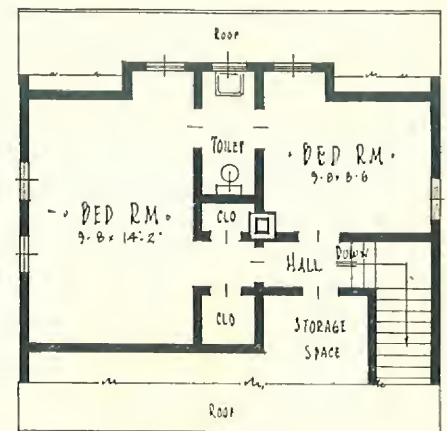
The couple whose children are married can likewise live on one floor and let children and other guests do the stair climbing.

The large living room makes entertaining easy.

(13,250 Cubic Feet)



• FIRST FLOOR PLAN •



• SECOND FLOOR PLAN •

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